

# Technical Review Committee Meeting

## Minutes of October 19, 2009

### Attendance:

Members Present
Wayne Hamilton
David Foster
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent
None

Staff Present
Shannon Tuch
Kim Hamel
Bob Oast
Jessica Bernstein
Ashleigh Shuford
Jennifer Blevins

Chair Tuch opened the meeting at 2:10 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 9/21/09 meeting as written.

Agenda Item	
Preliminary plat review for the project identified as <u>Victoria Road and Hospital Drive Road Improvements</u> for road extensions, realignment and reconstruction in the area of the Mission Hospital campus. The property owner is Mission Health System, Inc. and the contact is Bill Roark. The properties are identified in the Buncombe County Tax Records as PINs 9648.43-3912, 8750, 9648.34-9654, 9648.44-5476, 1891, 2585, 2619, 0580, 1402. Project # 09-4835	
<b>Staff Comments</b>	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	<p>True Morse and Bill Roark were available for questions, handed out copies of a revised plan and commented on the following topics:</p> <ul style="list-style-type: none"> <li>? The revised plan addresses some of the issues of accessing neighboring properties that were identified at a meeting between city staff and the applicant on 10/15</li> <li>? Some use changes to existing buildings will affect parking requirements; new counts will be submitted</li> <li>? More detail on street trees will be submitted and more variety will be introduced</li> </ul>
Public Comment	
Speaker Name	Issue(s)
Bryan Moffitt representing the Aycock properties	<p>Concerns regarding:</p> <ul style="list-style-type: none"> <li>? Reconfiguration and design of the road creates limited access to neighboring properties, especially #47 Victoria Road</li> <li>? Cul-de-sac radius does not appear to meet city standards</li> <li>? Pedestrian and vehicle safety at the proposed retaining walls; what is the nature of the guard rail system?</li> </ul>
Committee Comments/Discussion	
<p>Wayne Hamilton stated that he will need details from the Engineer on the turning template used to determine fire truck maneuvering radius illustrated for the proposed cul-de-sac. He also said that the travel lane width must be a minimum of 16' wide and expressed concern about the limited frontage of the parcel known as 47 Victoria Rd. Bobby Croom asked for clarification on the termination of a sidewalk along Victoria Road and stated that the proposed crosswalk may need to be relocated once the sidewalk location is determined. He also stated that the cul-de-sac radius could be adjusted by the Director of Traffic Engineering with input from Mr. Hamilton once the City receives the additional information regarding the design of the cul-de-sac from the applicant.</p>	
Committee Action	

The TRC voted unanimously to approve the project with the conditions outlined in the staff report and the following additional conditions: revise roadway width to 16'; provide Fire Department with turning template to verify turning maneuvers; increase frontage on 47 Victoria Road to the maximum extent possible; provide street tree requirements and species – if standards cannot be met, applicant must file an application for alternative compliance review by the Tree Commission.

Agenda Item	
Preliminary plat review for the project identified as <u>258 Cumberland Avenue</u> for a request to modify the subdivision standards for flag lot width. The property owner is Margaret Hunter and the contact is Gerald Green. The property is identified in the Buncombe County Tax Records as PIN 9649.04-5142. Project # 09-4834	
<b>Staff Comments</b>	Ashleigh Shuford oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	Gerald Green was available for questions and commented on the following topics: ? The flag lot will most likely be accessed from the unopened right-of-way to the rear of the property, not from Cumberland Avenue
Public Comment	
<b>Speaker Name</b>	<b>Issue(s)</b>
None	
Committee Comments/Discussion	
None	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report and the condition that a revised plat labeling the existing shed to be removed will be submitted.	

The meeting was adjourned at 2:55 p.m.